

Preliminary Land Use Service (PLUS)**Delaware State Planning Coordination**

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2014-04-03
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1

1. Project Title/Name: Cadbury at Lewes Expansion
2. Location (please be specific): West of Cadbury at Lewes and north of Gills Neck Road
3. Parcel Identification #: 3-35-8.00-37.00
4. County or Local Jurisdiction Name: where project is located: Sussex County
5. If contiguous to a municipality, are you seeking annexation: No
6. Owner's Name: L.W. Mitchell & J.T. Mitchell Family Limited Partnership
 Address: 1019 Kings Highway
 City: Lewes State: DE Zip: 19958
 Phone: Fax: Email:
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Cadbury at Lewes, Inc.
 Address: 17028 Cadbury Circle
 City: Lewes State: DE Zip: 19958
 Phone: (302) 645-6400 Fax: (302) 226-6408 Email: VAmey@cadbury.org
8. Project Designer/Engineer: Davis, Bowen, & Friedel, Inc.
 Address: 23 N. Walnut St.
 City: Milford State: DE Zip: 19963
 Phone: 302-424-1441 Fax: 302-424-0430 Email: rwl@dbfinc.com
9. Please Designate a Contact Person, including phone number, for this Project: Ring W. Lardner, 302-424-1441

Information Regarding Site:

10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Rezoning of 5 AC of AR-1 to MR-RPC for the expansion of the existing Cadbury at Lewes If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. We believe Cadbury at Lewes was reviewed sometime before June, 2003	
12. Area of Project (Acres +/-): 5	Number of Residential Units: 32 Commercial square footage:
13. Present Zoning: AR-1	14. Proposed Zoning: MR-RPC
15. Present Use: Agricultural	16. Proposed Use: Assisted Living
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities, Inc. Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Assisted Living Facility Expansion	
20. Environmental impacts: None How many forested acres are presently on-site? 0 How many forested acres will be removed? 0 To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? _____	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: A mix of Green Technology BMPs as well as using an existing detention ponds.	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? TBD Acres: What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive Recreation, Stormwater Management	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: Less than 100

What percentage of those trips will be trucks, excluding vans and pick-up trucks? No change from existing

26. Will the project connect to state maintained roads? ☒ Yes ☐ No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

No other connections possible. This project will utilize the existing internal road frontage.

28. Are there existing sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☒ No

Are there proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ☒ Yes ☐ No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☐ Yes ☒ No

Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

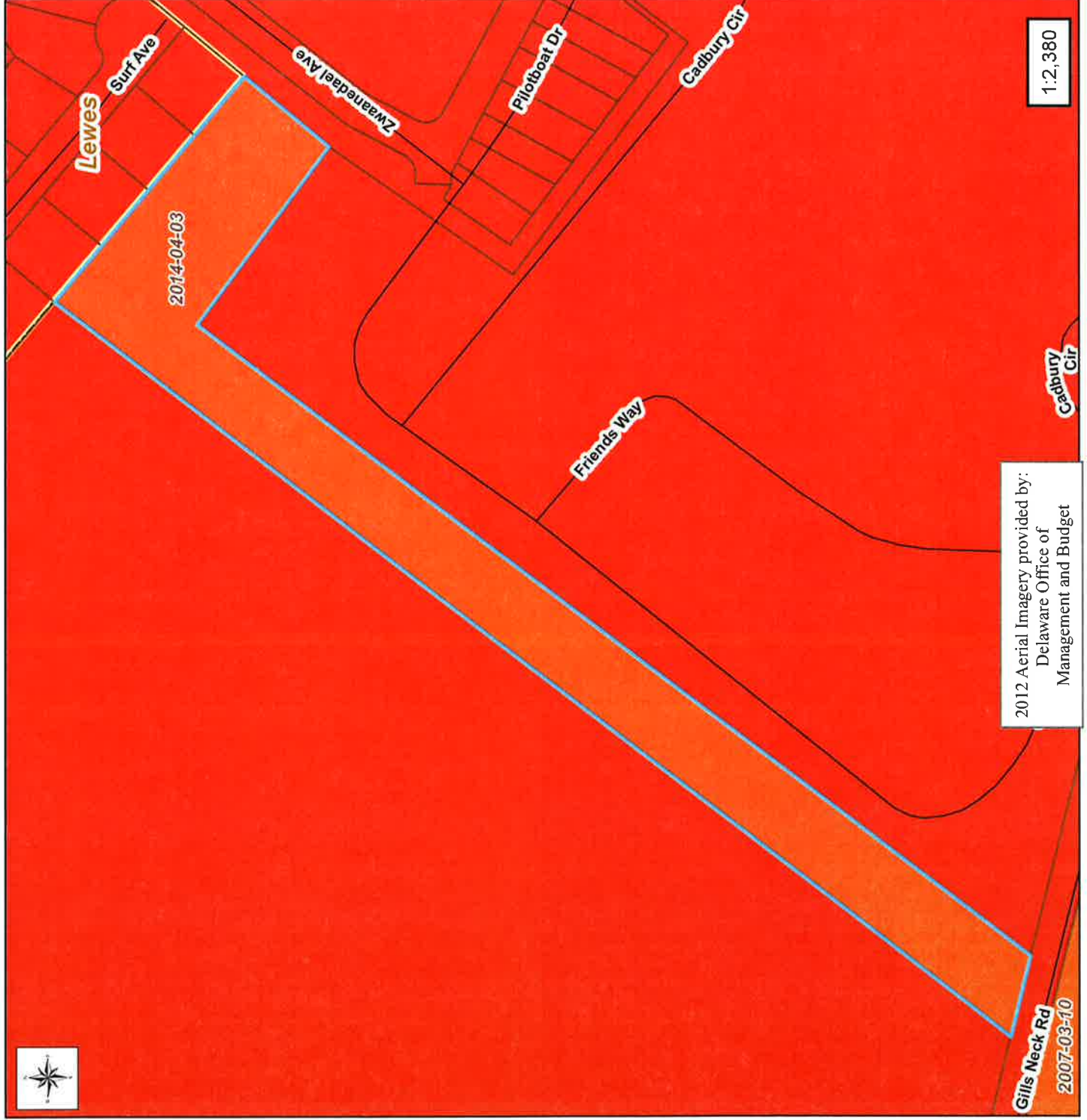
Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

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Cadbury at Lewes Expansion
2014-04-03



Location Map



2012 Aerial Imagery provided by:
Delaware Office of
Management and Budget

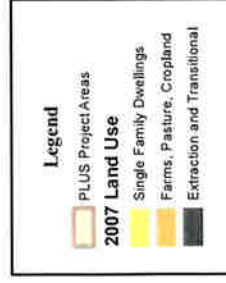
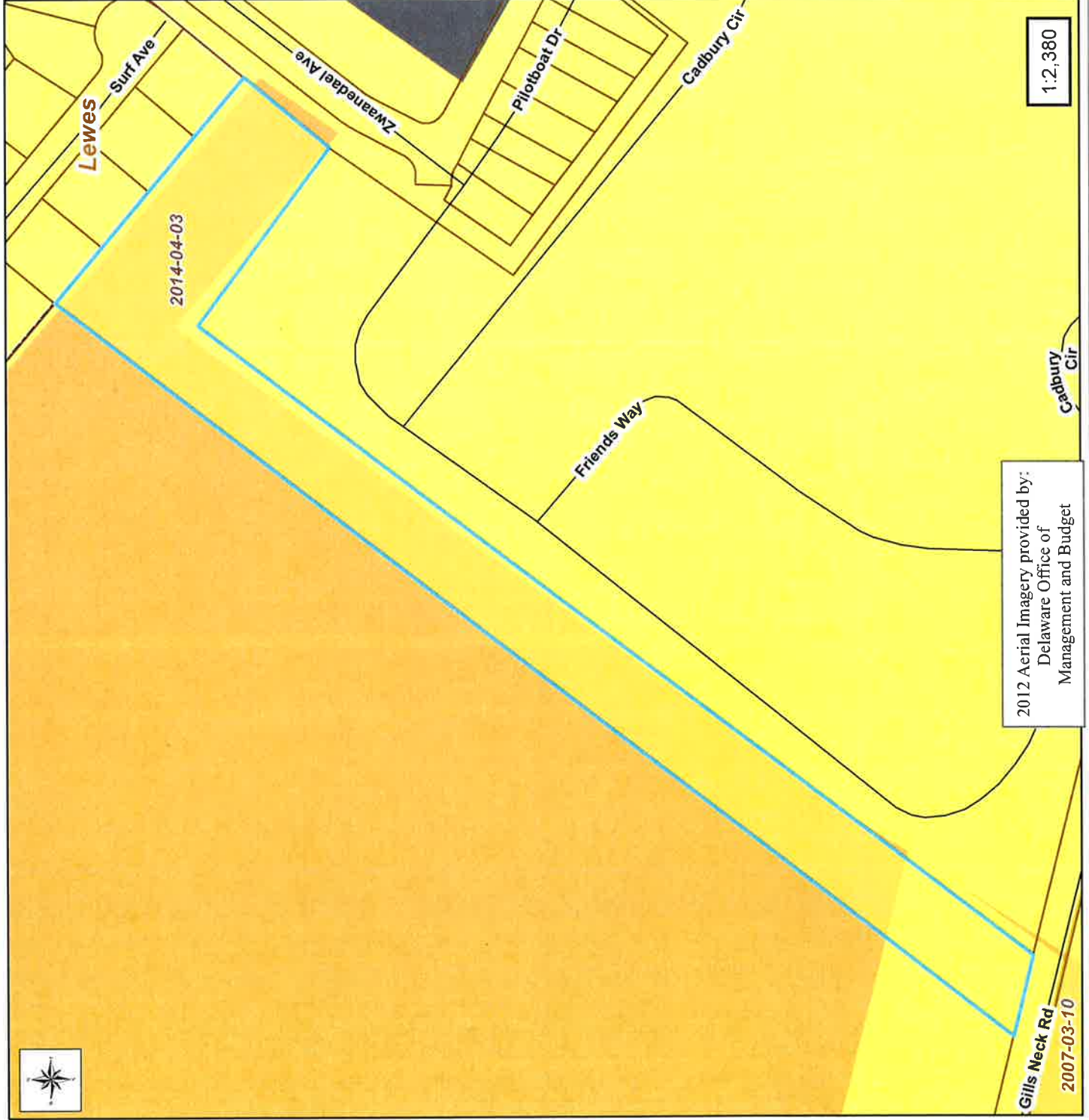
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

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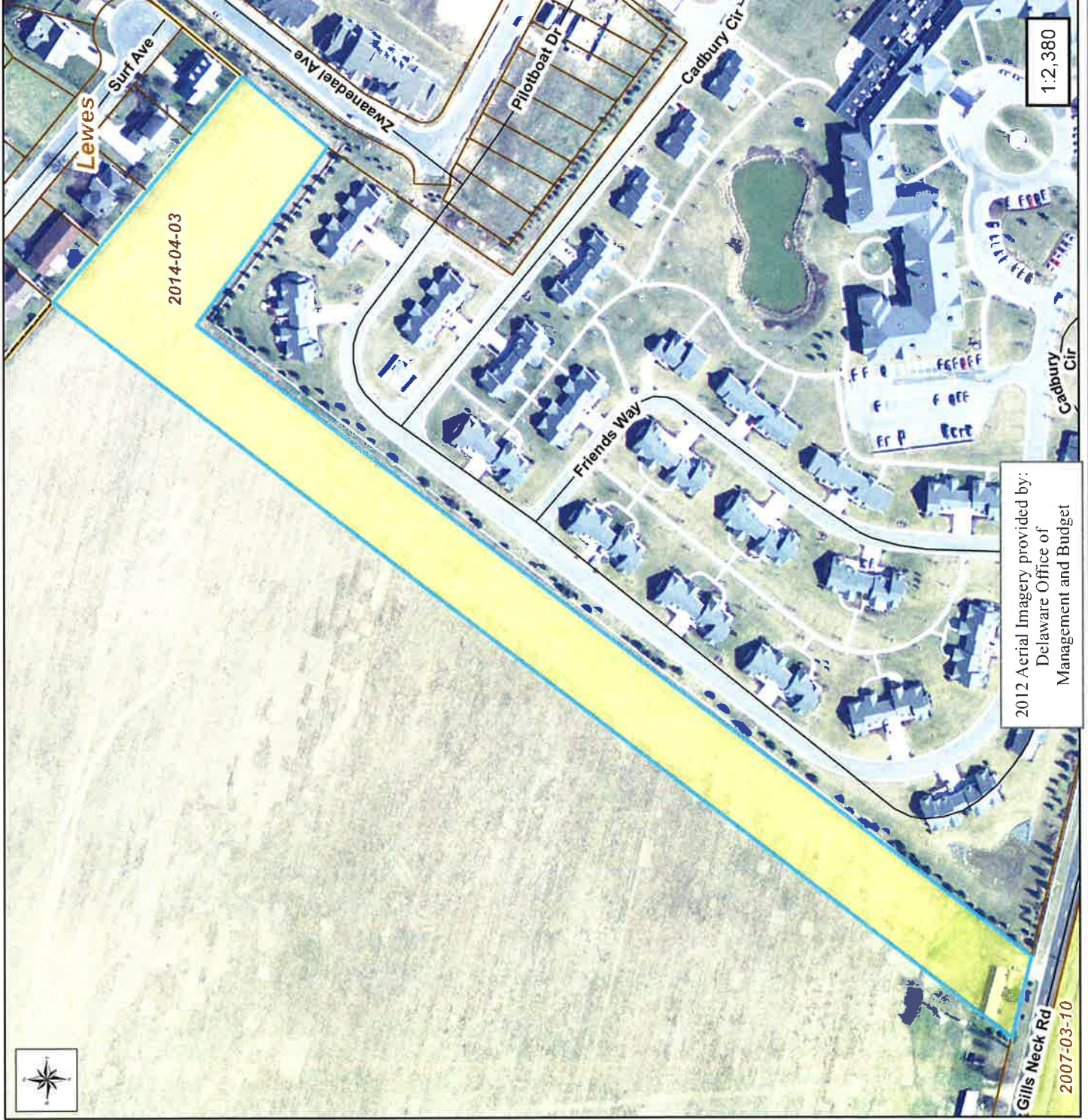


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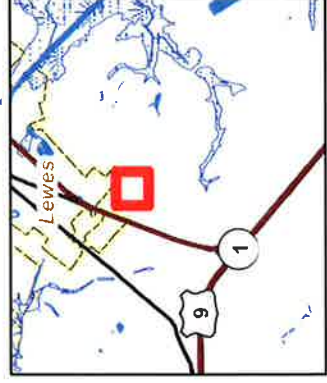
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